

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: SEPTEMBER 13, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-23592 - - APPLICANT/OWNER: MERLIN T. MURPHY****\*\* CONDITIONS \*\*****STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 7/31/07, except as amended by conditions herein.
3. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - a. All trees shown on the landscape plan date stamped: 7/31/07 shall specify 36-inch box Southern Live Oak, Shoestring Acacia, or African Sumac trees.
4. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.
12. Dedicate a 10-foot radius on the southwest corner of 6<sup>th</sup> Street and Garces Avenue prior to the issuance of any permits.
13. Construct all incomplete half-street improvements on 6<sup>th</sup> Street and Garces Avenue adjacent to this site meeting Downtown Centennial Plan Standards concurrent with development of this site.
14. Remove all substandard alley, public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. Landscape and maintain all unimproved rights-of-way, if any, on 6<sup>th</sup> Street and Garces Street adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping, if any, located in the 6<sup>th</sup> Street and Garces Street public rights-of-way adjacent to this site prior to occupancy of this site.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is requesting a Site Development Plan Review for a proposed two story, 11,141 square foot office building located at 702 South 6<sup>th</sup> Street. It is important to note that the office space consists of 6,930 square feet with the majority located over a covered parking structure. The 0.15 acre property is located at the southwest corner of Sixth Street and Garces Avenue and is within the Downtown South District of the Las Vegas Downtown Centennial Plan.

The proposal is in general compliance with the Las Vegas Downtown Centennial Plan; therefore, staff recommends approval.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
There are no relevant actions recorded against this property located at 702 South 6 <sup>th</sup> Street.	
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no Building Permits or Business Licenses filed against this property located at 702 South 6 <sup>th</sup> Street.	
<b><i>Pre-Application Meeting</i></b>	
7/16/07	The applicant met with Planning & Development staff to discuss the development of a two-story office building within the “Downtown South District” of the Las Vegas Downtown Centennial Plan. The applicant was informed of the specific design requirements of the Centennial Plan and the Site Development Plan Review submittal process.
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required for the requested Site Development Plan Review, nor was one held.	
<b><i>Field Check</i></b>	
8/9/07	A field check was performed by the Planning & Development staff with the following observations: <ul style="list-style-type: none"> <li>Existing property is undeveloped with alley access provided at the rear.</li> <li>Utility lines running along the north side of the property with utility poles near the alley entrance.</li> </ul>

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	0.15 acres

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<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
North	Office	C (Commercial)	C-1 (Limited Commercial)
South	Office	C (Commercial)	C-1 (Limited Commercial)
East	Undeveloped	C (Commercial)	R-4 (High Density Residential)
West	Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>			
Downtown Centennial Plan - Downtown South	X		Y
Redevelopment Plan Area	X		Y
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>			
Downtown Overlay District - Downtown South	X		Y
<b>Trails</b>		X	NA
<b>Rural Preservation Overlay District</b>			Y or N
<b>Development Impact Notification Assessment</b>		X	NA
<b>Project of Regional Significance</b>		X	NA

## **DEVELOPMENT STANDARDS**

*Pursuant to Title 19.06.060, the Las Vegas Downtown Centennial Plan – Downtown South District, the following standards are exempt from automatic application. The following are for reference.*

<b><i>Standard</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Min. Setbacks		
• Front (6 <sup>th</sup> Street)	0 Feet	Y
• Side	0 Feet	Y
• Corner (Garces Avenue)	0 Feet	Y
• Rear (alley way)	0 Feet	Y
Min 70% building frontage along setback (35 feet along 6 <sup>th</sup> Street)	45 Feet	Y
Max. Building Height	30 Feet	Y
Mech. Equipment	Screened	Y

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*Pursuant to the Downtown Centennial Plan, the following streetscape standards apply:*

<b><i>Streetscape Standards</i></b>	<b><i>Required</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
East/West Street (Garces Avenue)	One 36" box Shade Tree @ 15' – 20' intervals  4 Shade Trees	5 Shade Trees (24" box)	Y*
North/South Street (6 <sup>th</sup> Street)	1 Shade Tree @ 30' O.C.  2 Trees	2 Palm Trees (24" box; no height listed)	Y*
Right-of Way Improvements:	Standard required alley treatment per Graphic #8, Downtown Centennial Plan	Alleyway does not match Graphic 8 standard.	Y**

*\*Pursuant to the Las Vegas Downtown Centennial Plan, specific tree species and sizes are listed. A condition requiring a revised landscape plan showing the proper species and sizes prior to the issuance of a building permit have been added.*

*\*\*Condition #16 requires to the alley way entrance to comply with the Las Vegas Centennial Plan Standard.*

*Pursuant to Title 19.04 and 19.10\*, the following parking standards were used for calculating parking demand:*

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	6,930 SF	1:300 SF	24	1	8	1	
SubTotal			24		9		
TOTAL (including handicap)			24		9		Y*

*\* Per Title 19.06.060, projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements.*

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**ANALYSIS**

- **Land Use/Zoning**

The 0.15 acre property is located under the C (Commercial) land use designation and is within the C-1 (Limited Commercial) zoning district. The proposed professional office building is a permissible use and is compatible with the surrounding office uses in the neighborhood.

- **Las Vegas Redevelopment Area**

The subject site is located within the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed office building is in conformance with the Redevelopment Plan. Furthermore, the proposed Office use is in conformance with Redevelopment Plan policies that encourage innovative projects in this area of the City.

- **Las Vegas Downtown Centennial Plan**

The subject site is also within the Downtown South District of the Las Vegas Downtown Centennial Plan. The district is intended to accommodate a wide variety of commercial and residential uses within a dense, urban environment. The applicant it is intended that parking is to be located within parking structures, properly screened from adjacent rights-of-way.

- **Site Plan**

The site plan is in compliance with the standards of the C-1 (Limited Commercial) zoning district and the Downtown Centennial Plan's "Downtown South District" standards. The proposed office is located on the west side of 6<sup>th</sup> Street at the southwest corner of the intersection of Garces Avenue and 6<sup>th</sup> Street. This site consists of one developed and three undeveloped parcels of land in the city's Downtown South district.

The site plan illustrates one building that encompasses the entire project area. The vehicular access is provided off of the adjacent alleyway that exits on to Garces while pedestrian access is provided at the front entrance to the building.

- **Landscaping**

As the proposed parking structure is built with zero setbacks the landscape plan depicts only the required streetscape landscaping required by the Downtown Centennial Plan. The landscaping provided in the amenity zone is depicted as having multiple tree species

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meeting the size standard minimums. The trees are planted approximately every 20 feet on center along both the north/south and east/west right-of-ways. Due to the parking being enclosed there is no parking lot related landscaping. The proposed paving treatment will need to conform to the Centennial Plan requirements.

- **Parking**

The applicant has provided covered parking for 8 standard spaces with one space accommodating the Title 19.10 Handicapped Accessibility requirements. The parking structure is incorporated into the office building and is adequately screened along Garces Avenue to the Centennial Plan requirements. Per Title 19.06.060, the parking requirements are not automatically subject to Title 19.04 and 19.10; however, the applicant must make significant effort to make accommodations for onsite parking demand. Staff believes that although the typical parking requirement per Title 19.04 would require 24 spaces total, this submittal is in spirit with the Downtown South District of the Las Vegas Downtown Centennial Plan in that they are utilizing an alley access and maintaining a strong pedestrian entrance.

- **Elevations**

As the proposed parking structure is built with zero setbacks the landscape plan depicts only the required streetscape landscaping required by the Downtown Centennial Plan. The landscaping provided in the amenity zone is depicted as having multiple tree species meeting the size standard minimums. The trees are planted approximately every 20 feet on center along both the north/south and east/west right-of-ways. Due to the parking being enclosed there is no parking lot related landscaping.

- **Floor Plan**

The provide floor plan shows two bottom-floor offices -approximately 1,087 square feet gross- that flank a single elevator/stairwell lobby. The second level contains approximately 5,000 square feet of open-floor speculative office space that is accessed from the front entrance elevator/stairwell and from an additional stairwell located at the rear of the building.

## **FINDINGS**

The following findings must be made for an SDR:

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- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed 11,141 square-foot office building is a conforming use, and is compatible with existing professional office use in the immediate area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The development will be consistent with all code requirements.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site ingress and egress is taken from an alleyway accessed from Garces Avenue. The circulation plan for the nine-space interior parking lot will not impact the flow of traffic on adjacent streets or impact adjacent properties.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed landscape materials are appropriate for the City and comply with the Downtown Centennial Plan Streetscape Standards, and the proposed parking screen fence is in conformance with the Downtown Centennial Plan requirements.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed building elevations, design characteristics, and aesthetics are in context with the nearby Historic Las Vegas High School Neighborhood District and are harmonious and compatible in scale and massing with professional office development in the area.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

Inspections will be performed to ascertain that all improvements will be constructed in accordance with all adopted Building Code requirements and final inspections will be conducted prior to any Business Licenses being issued.



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**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 15

**ASSEMBLY DISTRICT** 9

**SENATE DISTRICT** 3

**NOTICES MAILED** 300

**APPROVALS** 3

**PROTESTS** 0